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Conceptualising Temporary Use in Brownfield Redevelopment

Martin, Michael

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Conceptualising Temporary Use in Brownfield Redevelopment

UK - Ireland Planning Research Conference Sept 2014

Michael Martin

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The University of Manchester

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Structure



Structure of Today's Presentation

- **Background/Context – Research Rationale**
- **Focus – Brownfield Land and Temporary Use**
- **Conceptualisations**

Background/ Context



Rationale for the Research

- Retrenchment in public finance and lethargic property market conditions (following the spring of 2008 and the resulting recession) have left limited scope for the recycling of previously developed sites (Brownfield Sites).
- Throughout the recession planning policy and professionals within the built environment have continued with the orthodox model of urban development – business as usual.
- By and large this resulted in the shelving of development schemes leaving many sites vacant.



Rationale for the Research





Aim and Objectives of the Research

Aim:

To investigate the role of ‘meanwhile land’ as a regeneration tool for the re-use of brownfield land within a context of varied property market conditions, examining the characteristics associated with and legitimacy of such uses as alternative ways of ameliorating dereliction in the UK.



Aim and Objectives of the Research

Objectives:

1. Explore experiences of a range of alternative approaches to brownfield land reuse in unpropitious economic and policy contexts in other cities internationally; focusing particularly on 'temporary use'.
2. Develop a conceptual model outlining the paradoxes and conflicts which underpin the 'temporary' debate, allowing conclusions to be drawn on the effects of interim use a) as a use gap buffer and b) on the future development of brownfield land.
3. Consider the implications and tensions associated with traditional and alternate market forces observing how those actors navigate through the 'Meanwhile' phase.
4. Assess the ramifications of greater inclusion of informal and formal temporary actors within development models and processes as well as planning systems and frameworks.



Brownfield Land; Temporary Use



The Devil is in the Definition

1)



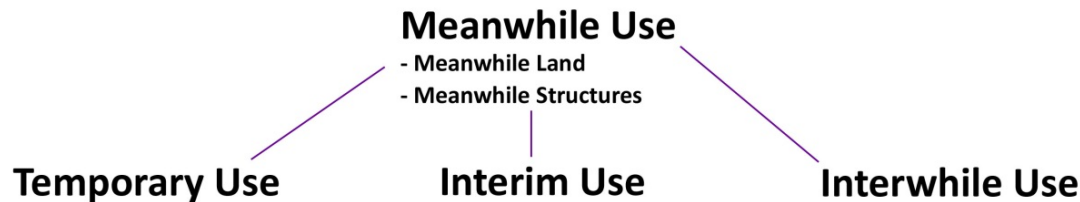
Brownfield:
UK, US, Germany, Japan

Vacant Land:
UK, US, Germany

Derelict Land:
UK, US

Abandoned Land:
US, UK

2)



Meanwhile Use
UK

Temporary Use:
UK, US, Germany

Interim Use:
US, Germany

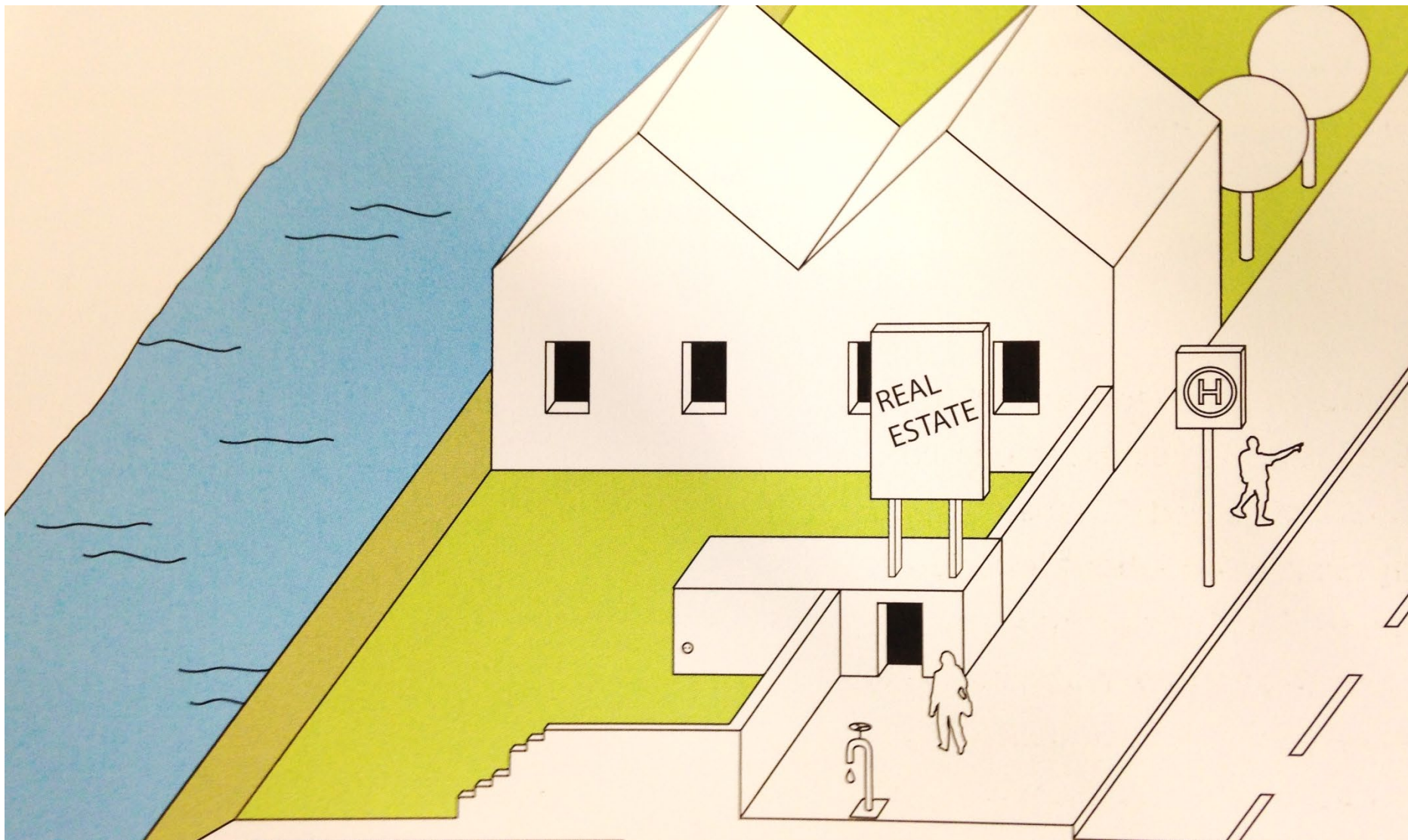
Interwhile Use:
UK



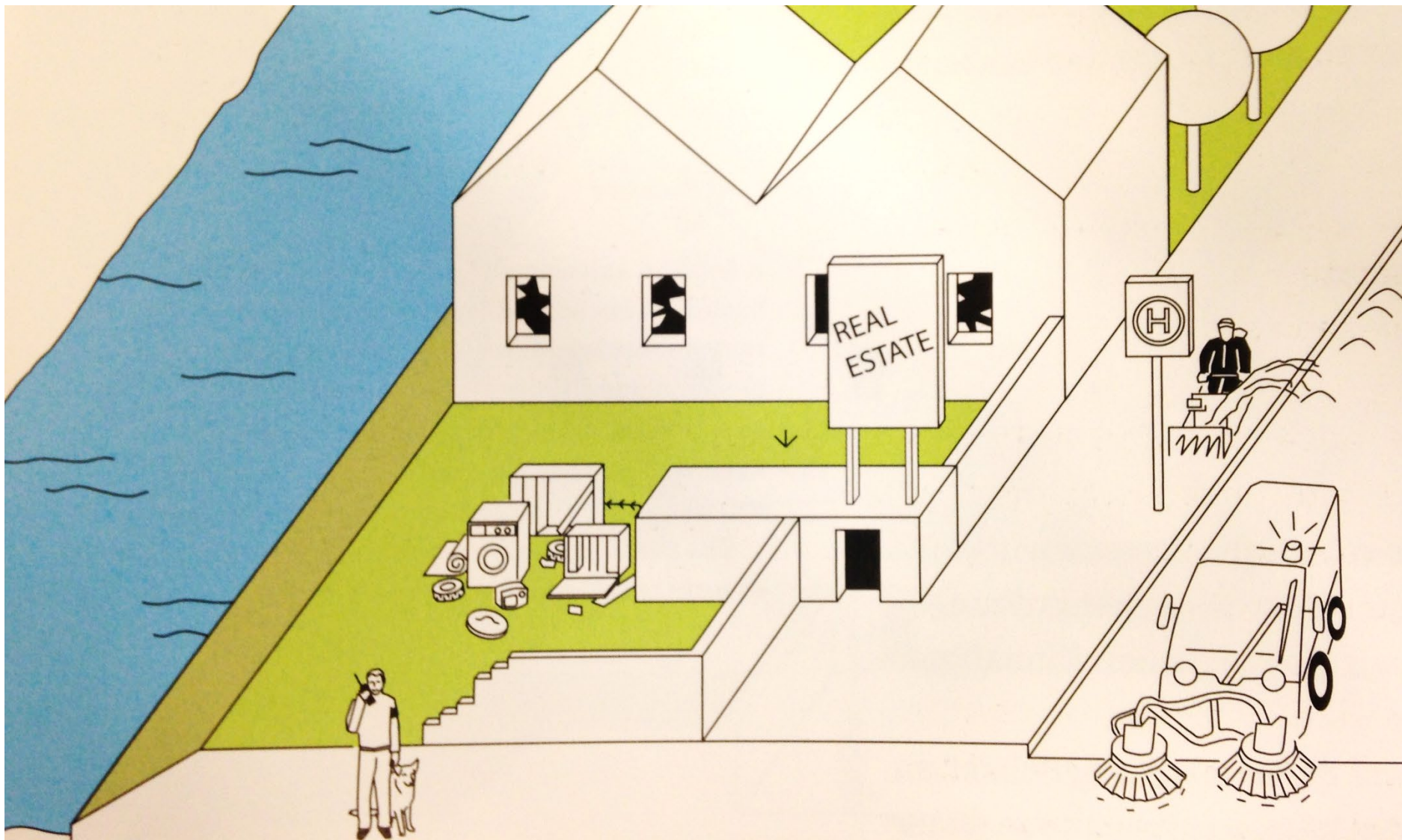
All come together to mean roughly the same thing:

‘the temporary use of vacant buildings or land for socially, environmentally and economically beneficial purposes until such a time that they can be brought back into commercial use again. It makes practical use of the ‘pauses’ in property processes, giving the space over to uses that can contribute to quality of life and better places. Meanwhile use is not the same as a normal temporary lease or license because it recognises that the search for a commercial use is ongoing’.

Why Use Land Temporarily?



Why Use Land Temporarily?



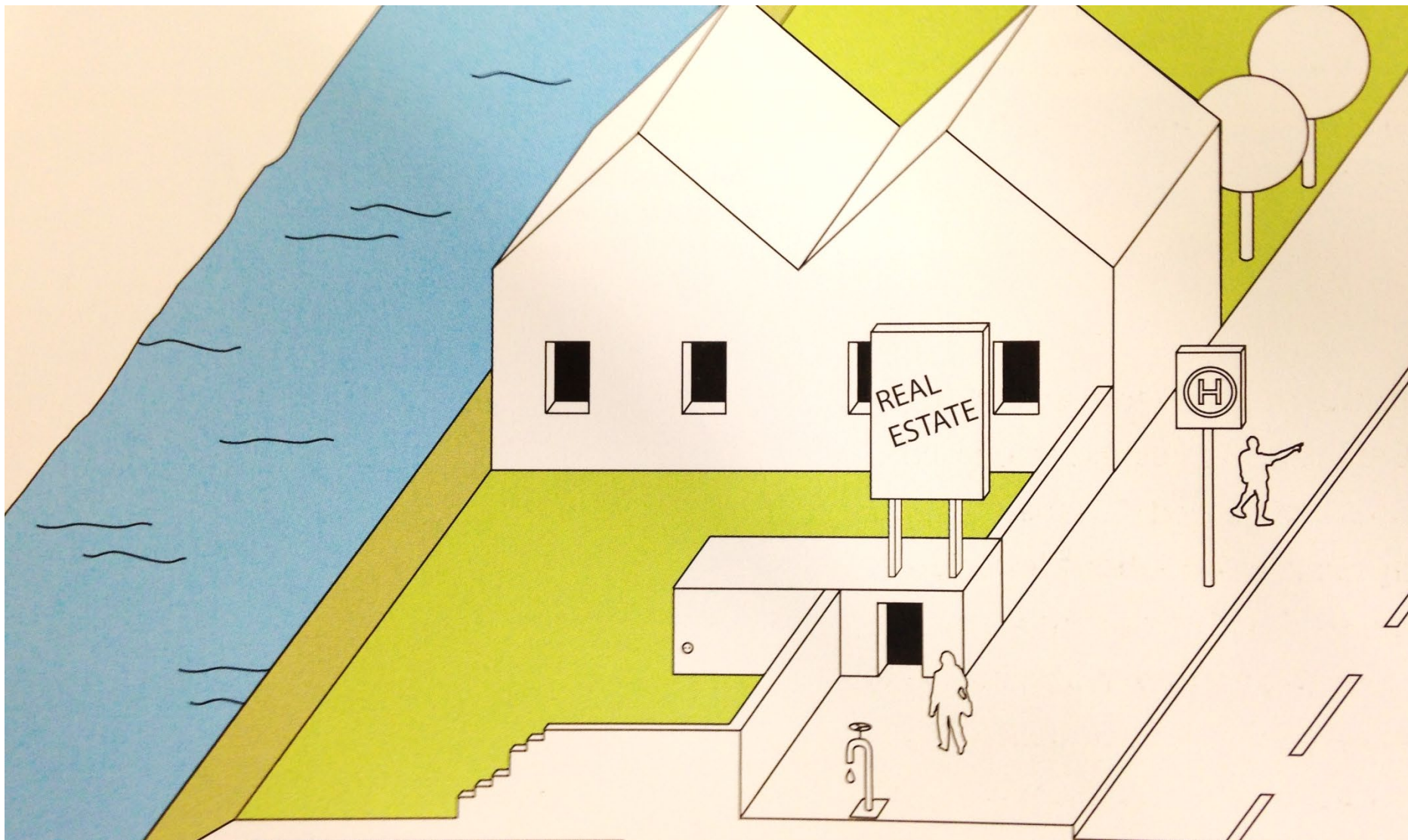
Why Use Land Temporarily?



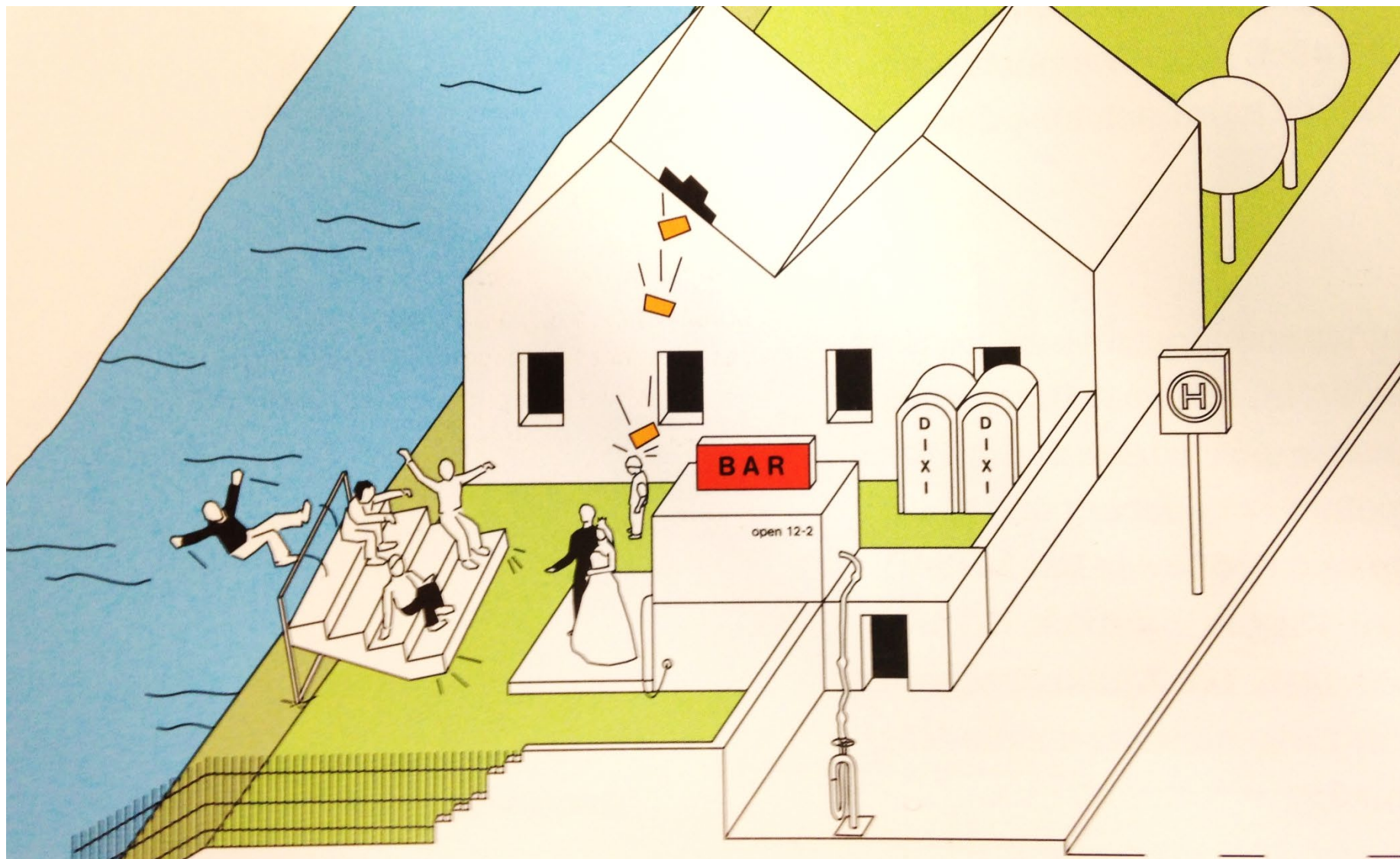
Why Use Land Temporarily?



Why Use Land Temporarily?



Why Use Land Temporarily?





Why Use Land Temporarily?

Social

- Can catalyse communities around common goals that serve local needs.
- Empower marginalised communities.
- Can positive activity and perception of vibrancy.
- Reduce deterioration and possibilities of crime and anti-social behaviour.

Environmental

- Multifunctional Green spaces.
- Climate Change Adaptation.
- Temporary Uses – low impact on existing vegetation – can actually increase vegetation cover.

Economic

- Temporary uses can be profitable – such as box farming.
- Generally inexpensive to implement AND can generate revenue quickly – as has been seen with the Pop-Up Revolution.
- Can provide a temporary ownership which maintains and pays rates for use of the site.



Examples





Examples





Examples



Examples



Examples



Why Use Land Temporarily?



Sophisticated Barriers

- Both Planning Theory and Practice – overtly concerned with permanence (Meanwhile requires a mind-set change; complicated and timely).
- Inflexible nature of Planning Legislation and Systems.
- Procurement process can be extremely complicated.
- Attitudes of Landowners/Developers – Fingers crossed we will get planning soon.
- Ownership constraints (multi-sectoral ownership is typical).
- Remediation/Developability/Contamination constraints.
- Building control/access arrangements.
- Most importantly – **issue of adverse possession**.
- As a result in areas like the US and Germany there is a stigma attached to such uses.

Scenario 1: Brownfield Land – Vacancy, Dereliction and Abandonment – what happens to a site

Scenario 2: Economic Gentrification – reflecting the literature on temporary use as a marketing tool

Scenario 3: Adverse Possession – reflecting the right to the city literature and the various well documented cases of temporary users blocking reuse.

Scenario 4: Collaboration – an understanding is established whereby the site is reused either with the temporary given a legitimate space on site or provided with an alternate site to continue their use.



Conceptual

According to Healey (1991) and Adams (1994), four different types of model can be identified:

- a) **Equilibrium Models** – deriving directly from neoclassical economics;
- b) **Event-sequence Models** – reflecting an estate management preoccupation with managing the development process;
- c) **Agency Models** – from a behavioural or institutional perspective, that concentrate on actors and their relationships and;
- d) **Structure Models** – grounded in urban political economy, identifying forces that determine relationships in, and drive the dynamics of, the development process.

The Development Process

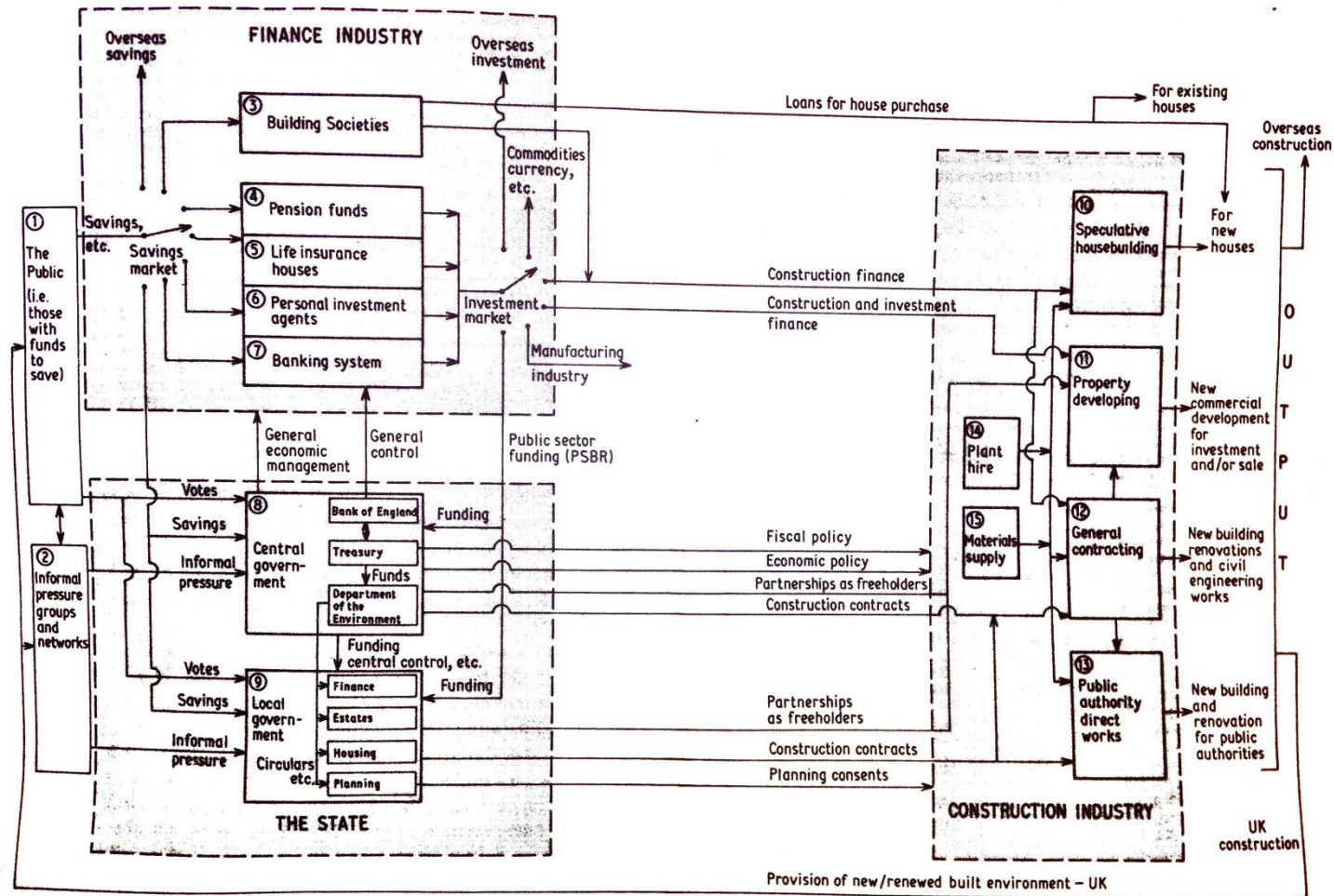


Figure 3.5 The development system in the UK (Source: Ambrose 1986).

The Development Process

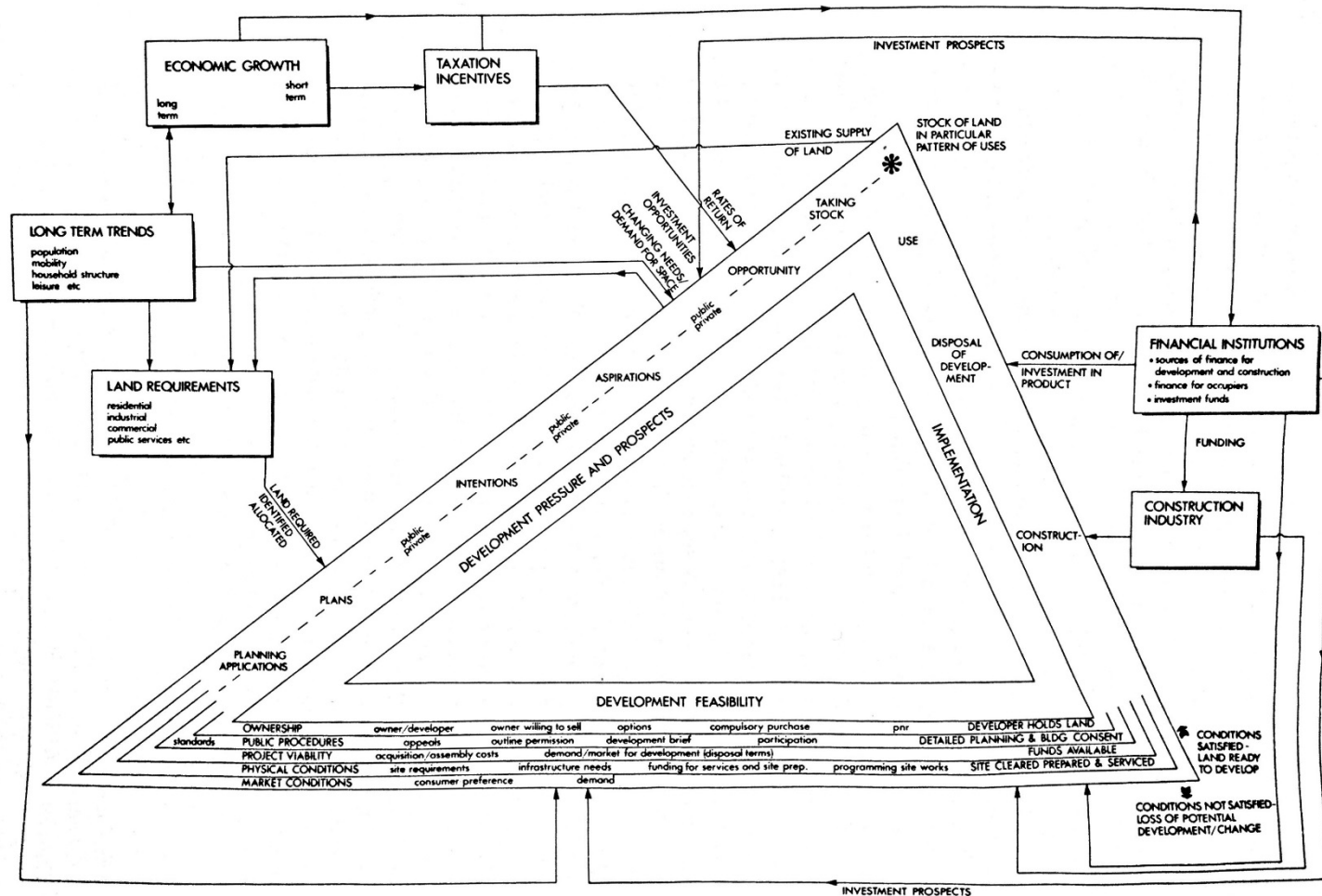


Figure 3.3 An event-based model of the development process (Source: Barrett et al. 1978).

The Development Process

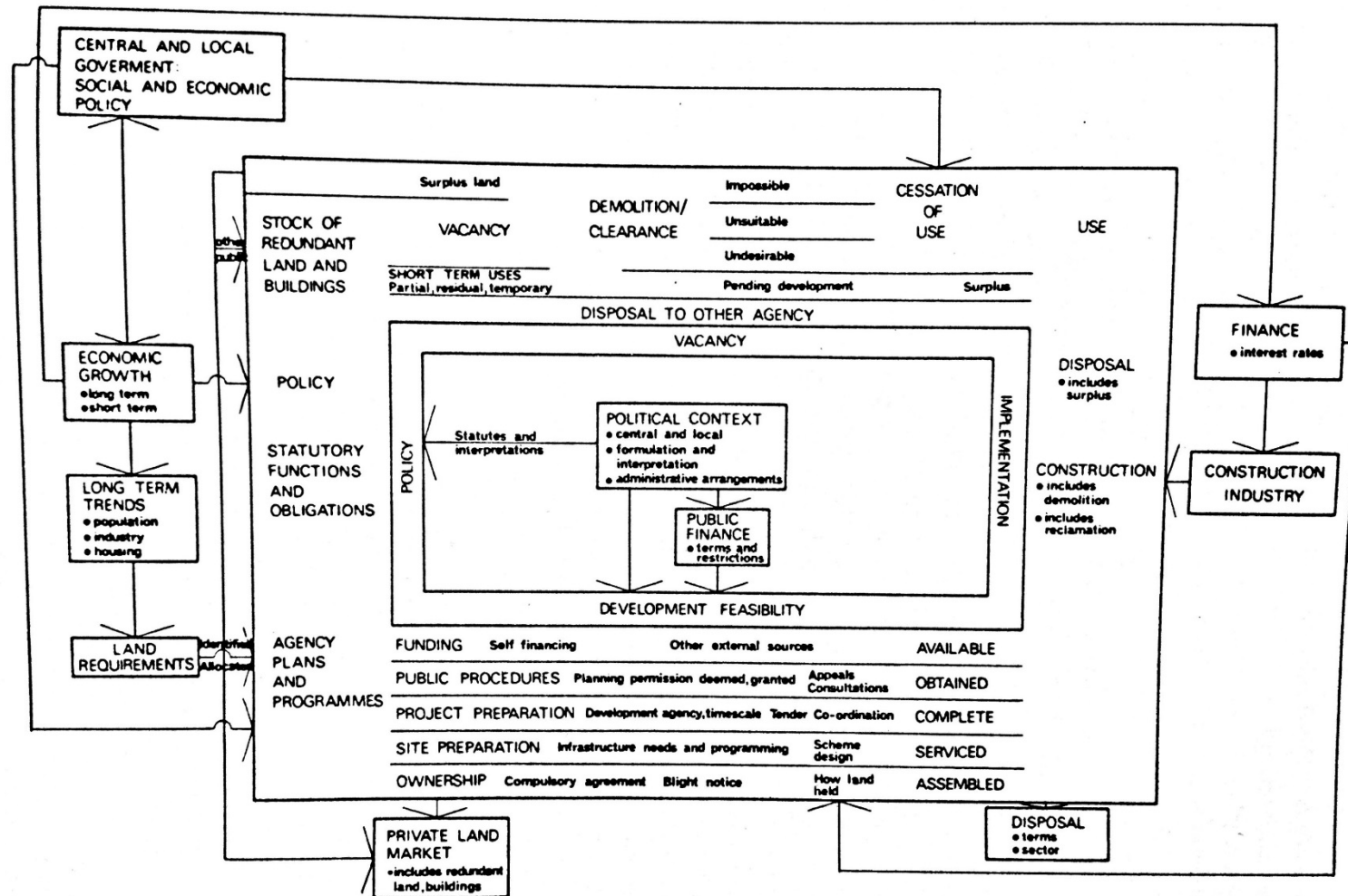
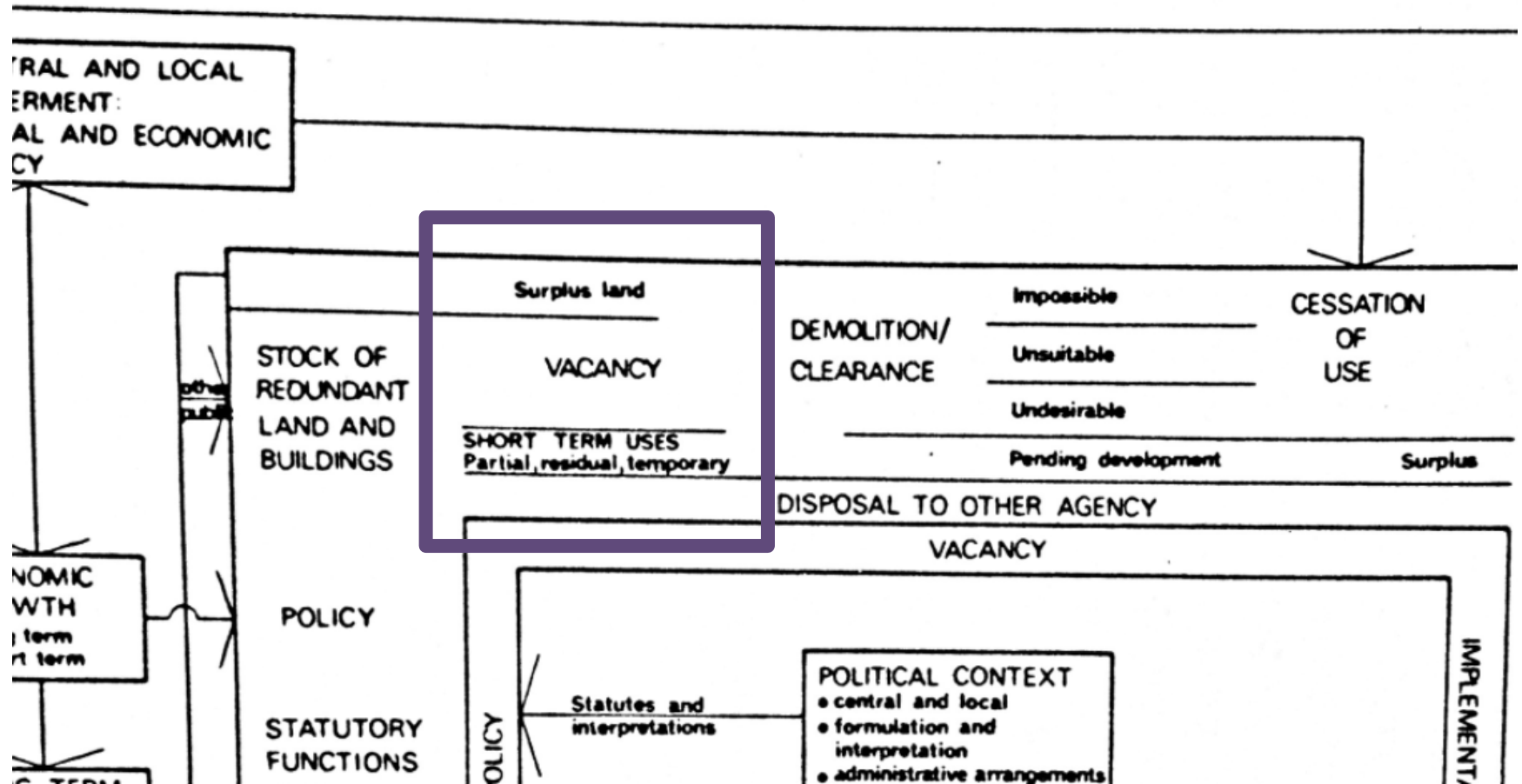


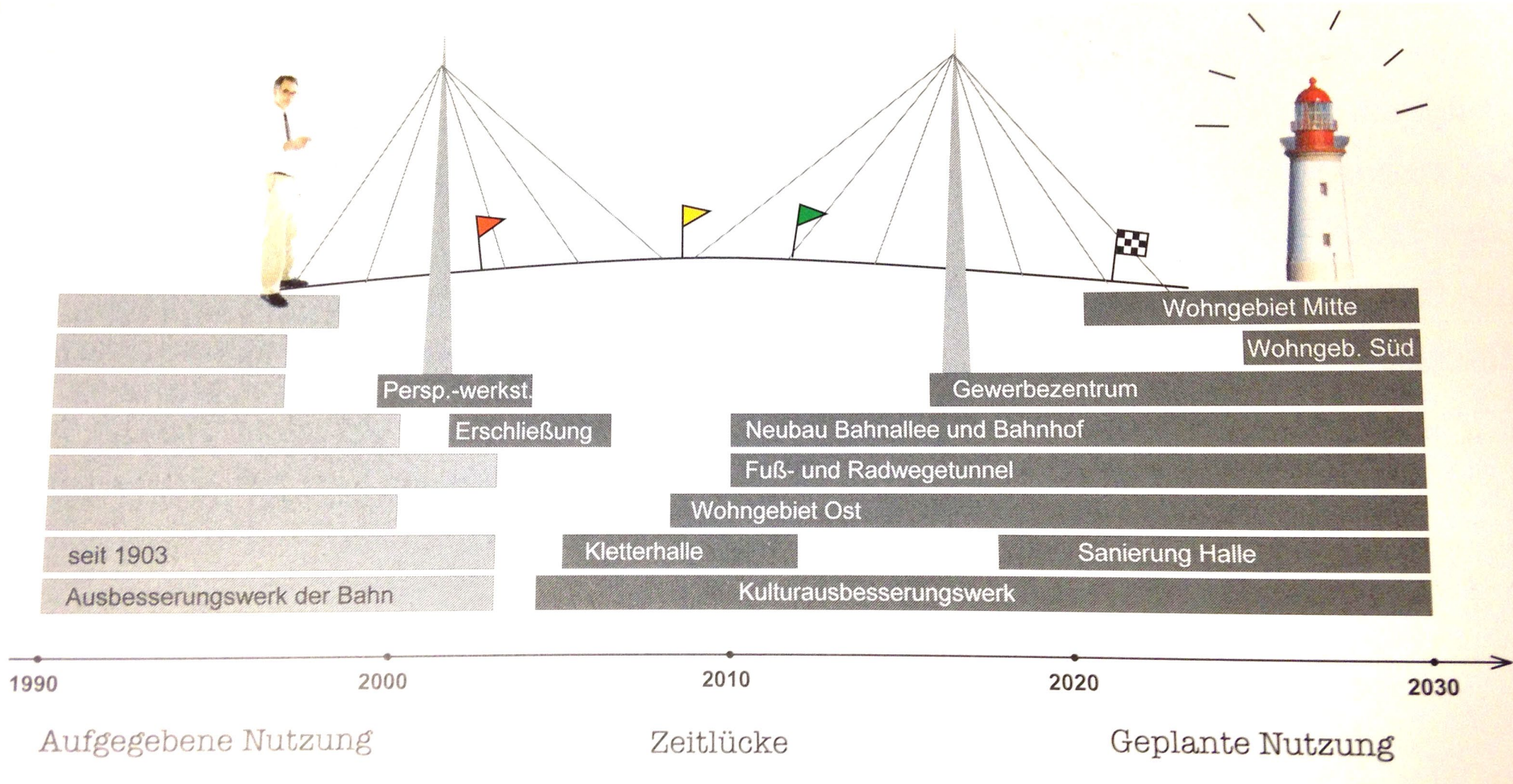
Figure 3.4 An event-based model of the public-sector development process (Source: Gore & Nicholson 1985).



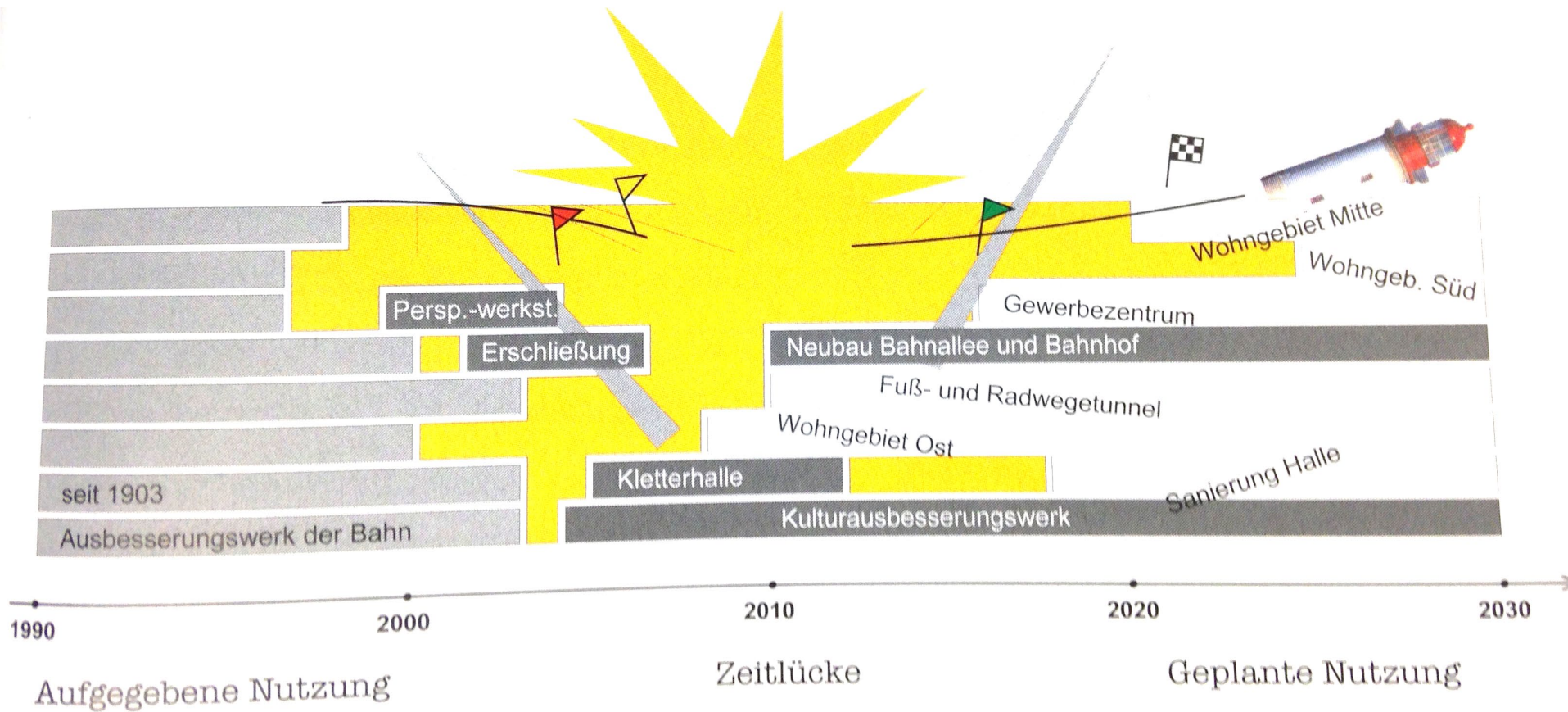
The Development Process



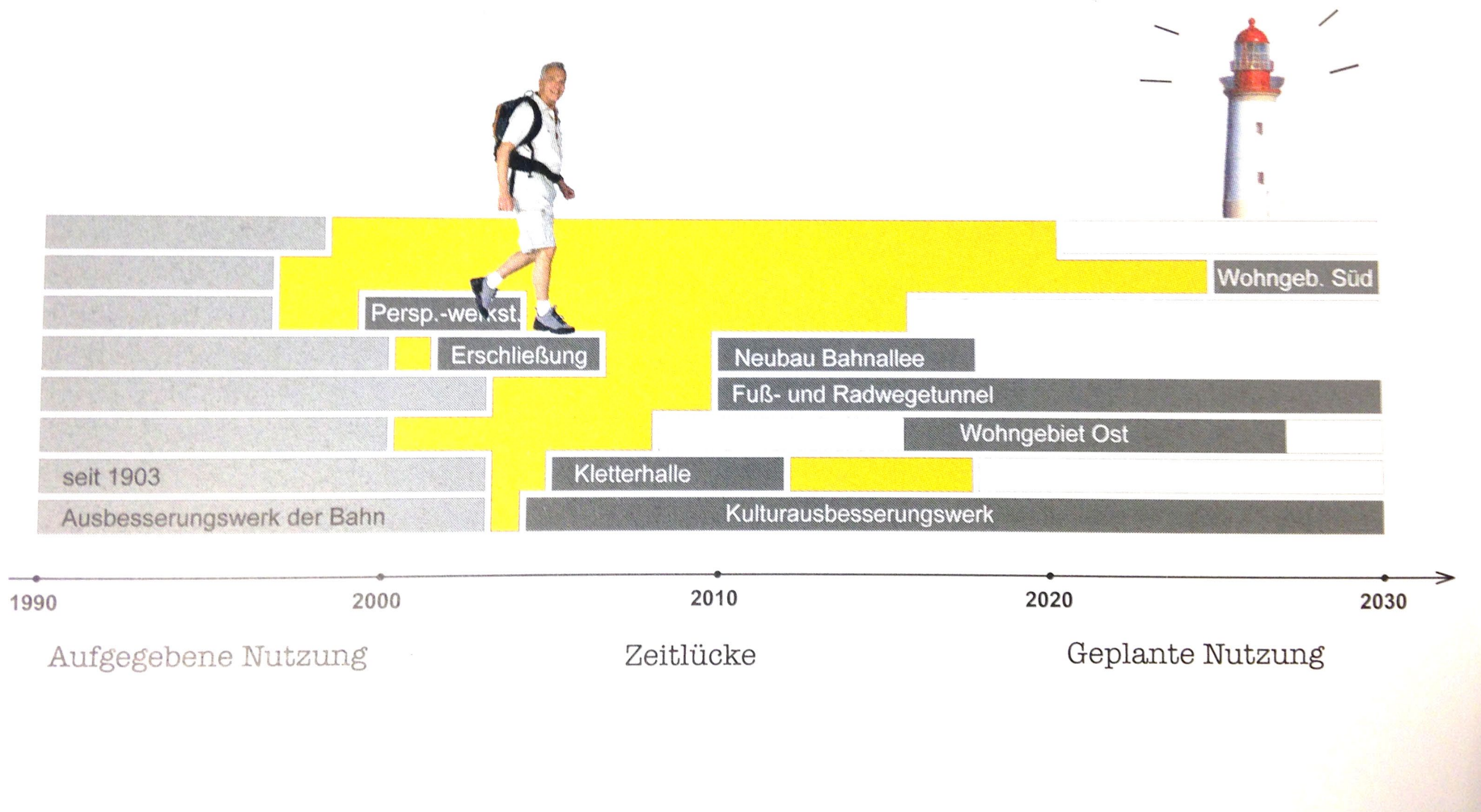
Conceptualisations of Temporary Use To Date



Conceptualisations of Temporary Use To Date



Conceptualisations of Temporary Use To Date



Summary



Summary

- To date Meanwhile Land and Temporary Use remains an under researched and fragmented field – particularly in the UK.
- Work on temporary use has mainly been pursued by architects, urban geographers and urban sociologists.
- It has prompted some response from political scientists but has received little attention from the disciplines of economics, finance, real estate and planning – and as a result its conceptual underpinning to brownfield land is somewhat lacking!
- Eclectic mix of terminology from the both brownfield and temporary use agenda – trying to build a framework which aligns them into a coherent structure....

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Thank you for listening!

Contact:

michael.martin-3@manchester.ac.uk